

# Accessory Buildings Other than Garages

*City Code Section 19.50.02* regulates the number, location, size and appearance of all buildings accessory to and detached from principal buildings within Bloomington. These regulations apply to all detached structures, including but not limited to garages, carports, storage buildings, gazebos, screen houses, playhouses and similar structures.

## Number

### Single-family residential zoning districts

Two on any lot. In addition to accessory buildings, one small structure, not exceeding 50 square feet in area nor five feet in height, shall be permitted solely for noise insulation of swimming pool heating and filtration equipment, subject to the setback requirements of *Section 19.42(f)*.

### All other zoning districts

One per principal building.

## Location

### Single-family residential zoning districts

*Front yard:* Not permitted. Accessory buildings shall not be located closer to the front property line than the principal structure.

*Side yard:* 5 feet.

*Rear yard:* R-1, R-1A . . . .5 feet.  
RS-1 . . . . .10 feet.

*Side yard adjacent to public street:*  
Not permitted. Accessory buildings shall not be located closer to a side property line adjacent to a public street than the principal structure.

*Rear yard adjacent to public street:*  
R-1, RS-1 . . . .30 feet.  
R-1A . . . . .75 feet.

### Multiple-family residential zoning districts

*Front yard:* Not permitted. Accessory buildings shall not be located closer to the front property line than the principal structure.

*Side yard:* R-4. . . . . 5 feet.  
RM-12 . . . . . 10 feet, *plus*  
.25 feet for each foot of structure height in excess of 30 feet.

## Zoning approval required

### Zoning districts other than single-family residential

Final site and building plans are required.

## Building permits required

### All zoning districts

No accessory building occupying an area greater than 120 square feet shall be constructed, erected or installed without a building permit issued by the issuing authority.

**To view the Chapter 19 of the City Code, visit our Web site at [www.ci.bloomington.mn.us](http://www.ci.bloomington.mn.us).**

RM-24, RM-50. 10 feet, *plus*  
.25 feet for each foot of structure height in excess of 20 feet.

*Rear yard:* R-4. . . . . 5 feet.  
RM-12, RM-24. 30 feet.  
RM-50 . . . . . 10 feet, *plus*  
.25 feet for each foot of structure height in excess of 20 feet.

*Side yard adjacent to public street:*  
Not permitted. Accessory buildings shall not be located closer to a side property line adjacent to a public street than the principal structure.

*Rear yard adjacent to public street:*  
R-4 . . . . . 40-50 feet, depending on number of units.  
RM-12 . . . . . 50 feet from arterials or collectors. 40 feet from local streets.  
RM-24, RM-50. 60 feet from arterials or collectors. 40 feet from local streets.

### All other zoning districts

*Front and side yards:* . . . . . Not permitted.

*Rear yard:* Minimum as required by the zoning district regulations for principal structures.

## **Prohibited locations**

No garage or accessory building may be located in any easement of record.

## **Maximum height**

### **Single-family residential zoning districts**

*Any accessory structure, including those intended to or capable of storing vehicles:* 12 feet measured from the lowest exterior point to the highest point of the roof.

### **All other zoning districts**

Sixteen feet measured from the lowest exterior point to the highest point of the roof.

## **Maximum size**

### **Single-family residential zoning districts**

*Parcels with 15,000 square feet or less:* Equal to the maximum floor area allowed for garages, plus 120 square feet, less the total floor area of all garages on the parcel. In no event greater than 1,120 square feet for all.

*Parcels greater than 15,000 square feet:* Included in maximum combined garage and accessory building size calculation for the applicable zoning district.

### **Multiple-family residential zoning districts**

Twenty-five square feet per dwelling unit, up to a maximum of 600 square feet.

### **All other zoning district**

Five percent of the ground floor area of the principal building, up to a maximum of 600 square feet.

## **Impervious surface coverage**

### **Single-family residential zoning districts**

The maximum impervious surface coverage on single-family dwelling lots cannot exceed 35 percent of the area of the lot. This includes all buildings, driveways, sidewalks, patios – any surface which does not absorb water.

### **All other zoning districts**

Not applicable.

## **Construction and finish**

Accessory buildings may be constructed of any material, accepted by the *Minnesota State Building Code*, which is appropriate to the application and the location. Accessory buildings must be erected on crushed rock, asphalt or concrete, or be constructed with a treated wood floor.

Exterior materials and finish must match or complement the exterior finish of the principal structure in material, color and texture. Exterior surfaces of all accessory buildings shall be maintained in new or like new condition, free from cracked and peeling paint, rusting and deteriorating materials.